

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
at 1:55 o'clock P.M.

JUL 26 2018

DEED OF TRUST INFORMATION:

Date: 01/25/2010
Grantor(s): FREDIA J. WOODY, UNMARRIED
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$240,000.00
Recording Information: Book 2192 Page 0212 Instrument 201000939
Property County: Anderson
Property:

MARK STAPLES
County Clerk, Anderson County, Texas
By [Signature] Deputy

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING 3.31 ACRES, LYING AND BEING SITUATED ON THE EDLEY EWING SURVEY, A-20, IN ANDERSON COUNTY, TEXAS AND REFERENCED ON APPRAISAL BLOCK MAP NO. 1182. SAID 3.31 ACRES BEING THAT SAME CALLED 2 3/4 ACRE TRACT DESCRIBED IN A DEED FROM G.W. WARREN ET UX TO RAY BERRYHILL ET UX ON MAY 9, 1969 AND RECORDED IN VOLUME 763, AT PAGE 223 OF THE DEED RECORDS OF ANDERSON COUNTY, TEXAS. SAID 3.31 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY OF F.M. HIGHWAY 1990, SAID POINT BEING 40 FEET FROM THE CENTERLINE THEREOF AND ALSO BEING IN THE OCCUPIED DIVISION LINE BETWEEN THE EDLEY EWING SURVEY, A-20 AND THE FRANKEY MOORE SURVEY A-567, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF THAT TRACT DESCRIBED IN THE DEED FROM WARREN TO BERRYHILL; THENCE WITH THE NORTHWEST RIGHT-OF-WAY OF F.M. HIGHWAY 1990 AND ALONG A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34 DEG. 09 MIN. 03 SEC. AND A RADIUS OF 1472.41 FEET, A TOTAL ARC DISTANCE OF 877.62 FEET TO ANOTHER IRON PIN SET FOR CORNER, SAME BEING AT THE SOUTHMOST CORNER OF THE TRACT DESCRIBED HEREIN, SAID POINT ALSO BEING THE EAST LINE OF A 40 ACRE TRACT NOW FORMERLY OWNED BY SAM HUTCHINSON;

THENCE WITH A WIRE FENCE AND THE WEST LINE OF SAID BERRYHILL TRACT, NORTH 1 DEG. 01 MIN. 32 SEC. EAST A DISTANCE OF 583.38 FEET TO AN IRON PIN FOR CORNER AT A FENCE CORNER AT HUTCHINSON NORTHEAST CORNER, SAID POINT ALSO BEING IN THE OCCUPIED DIVISION LINE BETWEEN THE AFOREMENTIONED EWING AND MOORE SURVEYS;

THENCE ALONG A WIRE FENCE AND THE OCCUPIED DIVISION LINE BETWEEN SAID SURVEYS, SAME BEING THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 89 DEG. 12 MIN. 45 SEC. EAST A DISTANCE OF 674.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.31 ACRES OF LAND.

Reported Address: 4632 FM 1990, PALESTINE, TX 75801

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Current Beneficiary: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppel, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of October, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE STEPS ON THE EAST SIDE OF THE COURTHOUSE in Anderson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Anderson County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

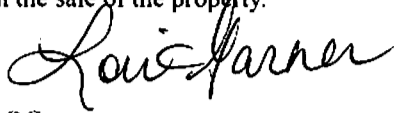
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed

of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,



Bonial & Associates, P.C.